

**CITY OF ROCKVILLE PLANNING DIVISION
STAFF REPORT**

October 16, 2003

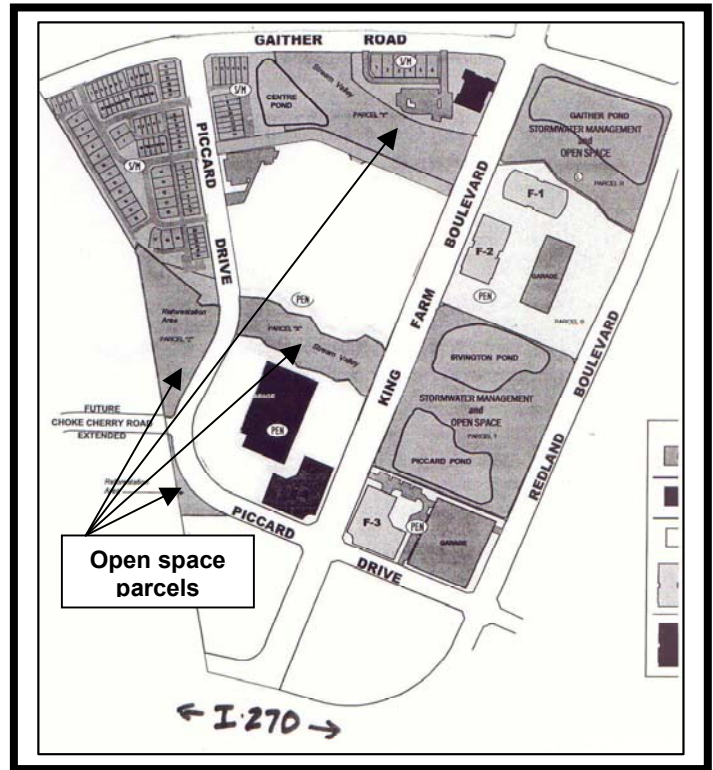
SUBJECT: Detailed Application CPD2002-002AF for Comprehensive Planned Development CPD1995-0002, King Farm

Applicant: King Farm Associates, LLC
8330 Boone Blvd.
Vienna, VA 22182

Owner: King Farm Associates, LLC

Date Filed: July 29, 2003

Location: Open space parcels within the Irvington Centre Development area of King Farm, generally referred to as Phase III.



REQUEST:

The applicant seeks detailed (final) approval for approximately 11.31 acres of space parcels within the Irvington Centre development area of King Farm. The area is generally referred to as Phase III.

PREVIOUS RELATED ACTIONS:

- CPD95-0002, Concept Plan Application for Comprehensive Planned Development approved by Mayor and Council, July 8, 1996.
- CPD96-002A through CPD2000-002AF, Detailed Plan Applications for Comprehensive Planned Development for Phase I, II and III of the King Farm development. The Planning Commission approved all of the applications.

RELEVANT ISSUES

In reviewing the application, the following issues emerged and have been addressed:

- Staff has been in discussions with the applicant regarding all of the outstanding forestry issues and related items within all of the phases of King Farm, and the applicant is addressing those issues.

ANALYSIS

Background

In July of 1996, the Mayor and Council approved Concept Plan Application CPD95-0002, thereby authorizing development of the 430-acre King Farm as a major mixed-use development containing up to 3.2 million square feet of office space, 3,200 housing units and 125,000 square feet of neighborhood retail space. The tract is in the O-3, Restricted Office Zone, where a Comprehensive Planned Development is a voluntary optional method of development.

Property Description and Proposal

The subject property is located on approximately 11 acres of land in the northwest area of the King Farm. The boundaries of this application are generally west of Gaither Road and north of King Farm Boulevard, with the property boundaries of the CPD to the north. The subject parcels are located in areas that the Concept Plan designated for reforestation and public open space within the Irvington Centre area of the King Farm.

The parcels associated with this application are to be deeded to the city, are generally located as stream buffers, and are to be replanted as part of the approved Forest Conservation Plan for King Farm. There are no park facilities associated with this application. This application also represents the last of the open space stream buffer parcels as required by the Concept Plan. It does not include the 28-acre park/Middle School site, however. It is anticipated that a detailed application for that site will be forthcoming in the near future.

The areas of this application are to be reforested as part of the approved Forest Conservation Plan and the approved Concept Plan for King Farm.

STAFF RECOMMENDATION

Approval is recommended, subject to the following conditions:

1. Submission, for approval by the Chief of Planning, of eleven (11) copies of the site plan, revised according to Planning Commission Exhibit A.
2. Submission, for approval by the Department of Public Works (DPW), of any necessary detailed plans, studies or computations.
3. Submission for the approval of the Environmental Specialist and the City Forester, of a planting plan, as necessary, for portions of the open space associated with this application. All trees shall be planted prior to conveying of land to Rockville. Deeding shall occur immediately after the trees are planted. Language in the conveyance is to include permission for King Farm to access and maintain the trees for 2 years after planting.

4. The Applicant shall provide a map, for verification by the City, showing that the amount of open space approved to date, or in the future, is commensurate with approved Concept Plan totals.
5. The plat for Parcel AA, BLK Q shall be recorded in the Land Records prior to any building permits being issued for the Stanley Martin Site (CPD2002-002AE), and before Sediment Control Permit (SCP) issuance for grading of the fill pile in Parcel AA.
6. The plat for parcel AC, BLK M shall be recorded in the Land Records prior to issuance building permit being for F-4.

TRANSPORTATION

Parking, Pedestrian Access and Bicycle Paths and Transit

There are no transportation related issues with this application.

STORMWATER MANAGEMENT

The Stormwater Management Concept Plan has been submitted and conditionally approved by the Department of Public Works.

,

LANDSCAPING

Forest/Tree Preservation

This application represents parcels that are to be replanted as part of the approved Forest Conservation Plan. A planting plan is to be presented as per Condition 3 above.

Equipment Screening

There are no utilities associated with this application.

ART IN PUBLIC PLACES

King Farm has contributed \$4,500 to the Cultural Arts Commission for the fabrication and installation of artwork within the King Farm Park. In addition, the applicant will be providing art within the Terminus Park at the end of King Farm Boulevard. No timetable for this art has been established as of yet.

STAFF COMMENTS

This application is consistent with the approved Concept Plan, and staff recommends approval subject to the conditions listed earlier.

NOTIFICATION

Notices were sent to approximately 1,200 residences and businesses.

APPROVAL LIMITATIONS

Section 25-193(d) of the Zoning Ordinance requires that **construction or operation must commence within two (2) years of the date of this decision or application approval shall expire.** If the applicant can show just cause, a maximum of two (2) time extensions may be granted by the Planning Commission, each not to exceed one year. However, time extensions are not automatically approved, and sufficient detail and justification will be required in order for the Planning Commission to consider granting an extension.

CONCLUSION

It is Staff's opinion that this application is consistent with the approved Concept Plan approved by the Mayor and Council for this area of King Farm. As a result, staff recommends approval of Detailed Application CPD2003-002AF.

Attachments:

1. Site Plan